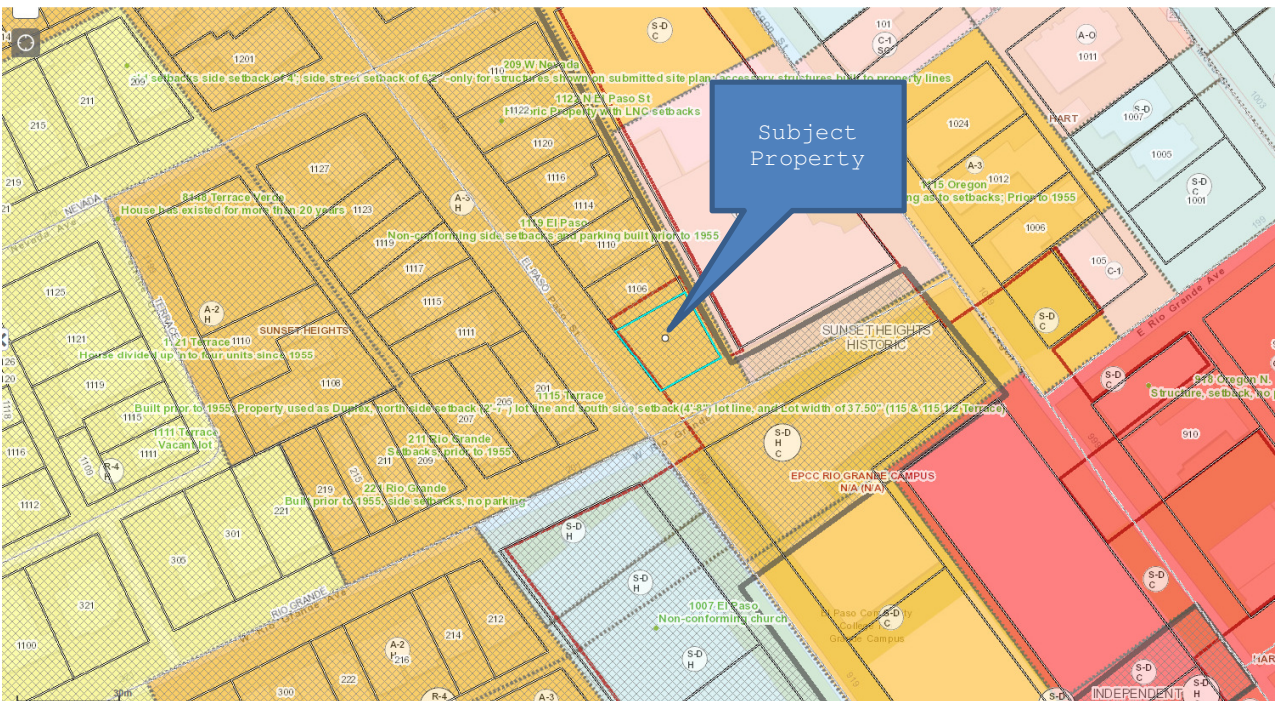




## PHAP18-00036

**Date:** September 10, 2018  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** El Paso Community College  
**Representative:** Richard Lobato  
**Legal Description:** Lot 1, Blk. 5, EPCC Rio Grande Campus, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 113 W. Rio Grande Avenue  
**Representative District:** #8  
**Existing Zoning:** S-D/H/C (Special District/Historic/Conditions)  
**Year Built:** N/A  
**Historic Status:** N/A  
**Request:** Certificate of Appropriateness for the construction of a temporary handicap access lot  
**Application Filed:** 8/20/2018  
**45 Day Expiration:** 10/4/2018

## ITEM #3



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a temporary handicap access lot

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *New parking areas should be designed to have a minimal effect on the neighborhood environment.*

*The Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources* recommends the following:

- *Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building or buildings and the landscape.*
- *Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.*

*The Magoffin Historic District Design Guidelines* recommends the following:

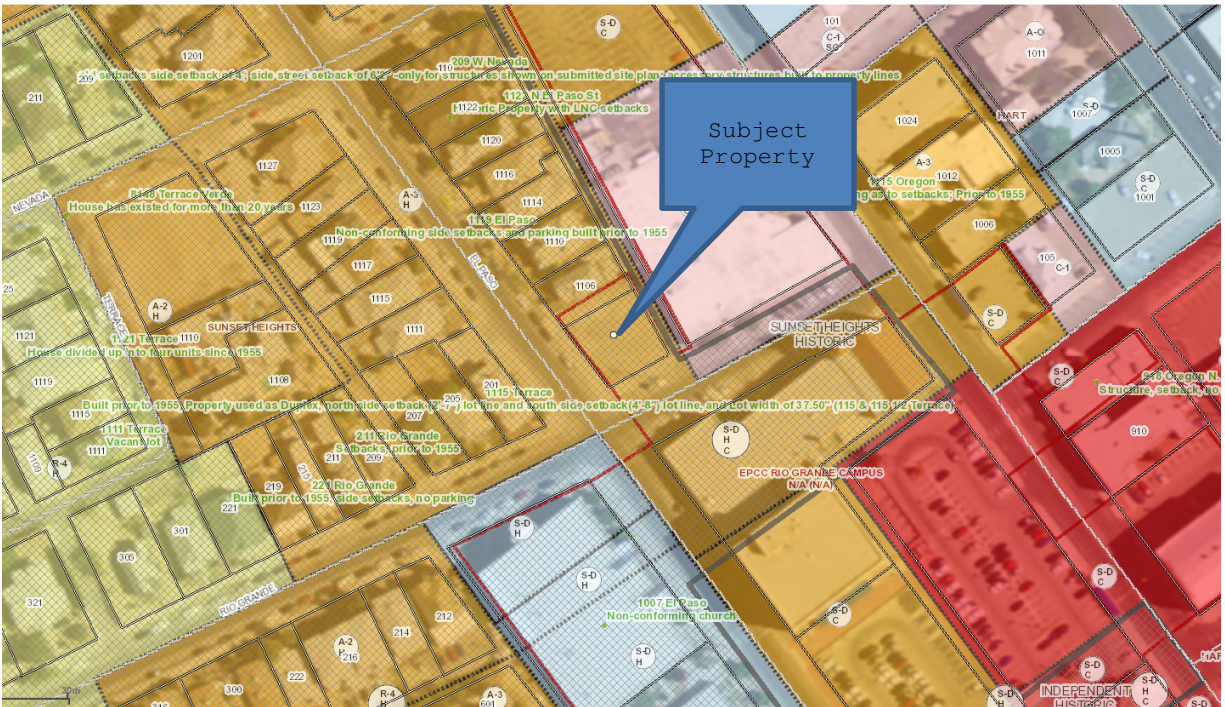
- *The combination of vegetation with fencing materials will enhance the quality of the site.*

*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*The modifications are that the proposal be presented to the Sunset Heights neighborhood association for review and comments and that the property incorporate rock walls, appropriate lighting, landscaping, and gates so that the lot will be more compatible with the historic district.*

## AERIAL MAP





[illegible]